

* * * * *

Testimony and evidence presented was that the subject property is approximately .199 acres in area and is zoned D.R.16. The property is located adjacent to Willow Avenue in east Towson, not far from the intersection of Towsontown Boulevard and York Road. The property is presently improved with a two story frame dwelling and detached garage to the rear.

20

1. *Adiantum*
 2. *Asplenium*
 3. *Polypodium*
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Mr. Mathews indicated that he has owned the property since 1976. Mr. Mathews further testified that the existing frame dwelling is divided into two apartment units. He resides with his wife and family in one of the units and rents the other unit. He also owns a lot next door which is vacant. When paired with the subject property, the total area of both lots is .32 acres.

Mr. Mathews proposes constructing an addition to the dwelling. The addition is depicted on the site plan and on several of the photographs submitted of the property. Mr. Mathews admitted that he had improperly begun construction of the addition without obtaining the necessary permits and requisite variance relief. He explained that the reason for his moving forward in such a fashion was a medical emergency for an elderly grandmother. The testimony was that the additional room will be utilized by this grandmother. Apparently, she is quite elderly and not capable of living alone.

When the addition is finished, it will connect the existing two story frame dwelling to the block garage. Under the BCZR, a detached garage building must maintain a setback of at least 2-1/2 ft. from the rear property line. Thus, the existing garage is located sufficient distance from the rear property line. However, when the garage is attached by way of the addition, same becomes part of the dwelling and is considered differently under the BCZR. In such an instance, an attached garage must be 30 ft. from the rear property line. In that the garage is situated 10 ft. from the line, the requested variance is necessary.

This factor is significant as same relates to whether a grant of the variance will be detrimental to the surrounding neighborhood. Other than the addition, there will be no new construction and the garage will remain where it is presently situated. Indeed, the Petitioner could construct

the addition and leave a minimal distance between the addition and the garage. In such an event, the property would not appear different than what is proposed from surrounding properties.

The Petitioner must also demonstrate that a practical difficulty or unreasonable hardship would exist if the variance was denied. This requirement is set forth in Section 307 of the BCZR and governs all requests for variance. In this respect, the Petitioner cited the existing location of the garage and the architectural design of the addition as factors in support of his request. Placing the addition on another portion of the house is not feasible. Moreover, as noted above, the garage has been in this location for many years.


The Protestants who appeared in opposition are not so much opposed to the instant request as they are distrustful of Mr. Mathews. Apparently, his family owns other property within the community and there have been disputes the neighbors and the Mathews family for some time. The Protestants fear that Mr. Mathews will utilize the garage and the addition for non-residential purposes. This is, indeed, a valid concern but does not relate directly to the setback issue.

The Baltimore County Code empowers the Zoning Commissioner to attach reasonable restrictions and limitations on the grant of any variance. In this case, I am persuaded that the Petition for Variance should be granted. However, I will condition the relief requested. Specifically, I will provide that the garage cannot be converted to residential use nor can same be used to support any commercial activities. Additionally, the existing dwelling shall be limited in use to two apartments. That is, the addition cannot be utilized as a separate apartment, but must remain part and parcel of the main dwelling. These restrictions seem appropriate and well founded in view of the neighbors concerns.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of March, 1995 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 10 ft. in lieu of the required 30 ft. for an addition, be and is hereby GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The existing garage cannot be utilized for any residential purposes, or converted to a dwelling or used for commercial purposes. The existing dwelling and addition is limited to two apartments only.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER PREPARED FOR FILING
3/14/95
By: Mr. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 8, 1995

Mr. and Mrs. Dennis L. Mathews
7 Willow Avenue
Towson, Maryland 21286

RE: Case No. 95-237-A
Petition for Variance
Location: 7 Willow Avenue

Dear Mr. and Mrs. Mathews:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. Samuel Lesight
Mr. J.J. Quingert
Mr. and Mrs. B.F. Pritchard
Mr. William Turlington
Mr. William Mathews
Ms. Susan Gray, President, Towson Manor Village

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

7 WILLOW AVE

which is presently zoned

DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

PERMIT A REAR YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- ① EXISTING garage is 10' from rear property line. 20' set back required.
- ② Enclosed patio needed for elderly mother - wheelchair accessible.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Dennis L. MATHEWS

(Type or Print Name)

Dennis L. Mathews

Signature

MARY ANN MATHEWS

(Type or Print Name)

Mary Ann Mathews

Signature

7 WILLOW AVE

Address

638-3804

825-6813

Phone No

TOWSON

MD.

21286

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Same

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1-4-98

232



Printed with Soybean Ink on Recycled Paper

Zoning Administration

Development Management

December 29, 1994

ZONING DESCRIPTION
FOR
7 WILLOW AVENUE, TOWSON, MD.

95-237-A

Beginning For the same on the north side of Willow Avenue, 40 feet wide, said point being 330 Ft. easterly from the east side of York Road, thence running the the four following courses and distances viz

- 1) north 6 degrees 25 minutes east 113.51 feet
- 2) south 86 degrees 20 minutes 18 seconds east 75.71 feet,
- 3) south 4 degrees 45 minutes west 114.90 feet
- 4) north 85 degrees 15 minutes west 79 feet to the place of beginning, containing 8648 sq.ft. or 0.199 acres of land, more or less.

This description has been compiled from deeds and records and is **NOT** an actual **BOUNDARY SURVEY**.

the improvements thereon being known as No. 7 Willow Avenue, Towson, Md. and is located in the ninth Election District, and the fourth Councilmanic District.



232

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-237-A

District: 9th Date of Posting: 1/20/95

Posted for: Variance

Petitioner: Dennis & Mary Matthews

Location of property: 7. Willow Ave, N/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by: M. Stealy Date of return: 1/25/95
Signature

Number of Signs: 1

W. J. J. J. J.



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-237-A
(Item 232)

7 Willow Avenue
N/S Willow Avenue,
400' +/- E of c/l York Road
9th Election District
4th Councilmanic
Legal Owner(s):

Dennis L. Mathews and
Mary Ann Mathews

Hearing: Monday,
February 6, 1995 at
11:00 a.m. in Rm. 118, Old
Courthouse.

Variance to permit a rear
yard setback of 10 feet in lieu of
the required 30 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
387-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
1/179 January 19.

TOWSON, MD.,

Jan. 20, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan. 19, 1995

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

Reckman



Baltimore County
**Zoning Administration &
 Development Management**
 111 West Chesapeake Avenue
 Towson, Maryland 21204

232

receipt

95-237-A

Account: R-001-6150

Number

16.47

Date

1-4-95

De. NURS. MATTHEWS _____ 7 Willow Ave.

UAR. (010) _____

POSTING (080) _____

50.00

35.45

15.55

Handwritten signature

01/01/95 01/01/95

785.00

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Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 232

Petitioner: DENNIS MATHEWS

Location: 7 WILLOW AVE. TOWSON, MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Same.

ADDRESS: _____

PHONE NUMBER: 825-6813

TO: PUTUXENT PUBLISHING COMPANY
January 19, 1995 Issue - Jeffersonian

Please forward billing to:

Dennis Mathews
7 Willow Avenue
Towson, Maryland 21204
825-6813

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-237-A (Item 232)
7 Willow Avenue
N/S Willow Avenue, 400' +/- E of c/l York Road
9th Election District - 4th Councilmanic
Legal Owner(s): Dennis L. Mathews and Mary Ann Mathews
HEARING: MONDAY, FEBRUARY 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 10 feet in lei of the required 30 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 10, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-237-A (Item 232)

7 Willow Avenue

N/S Willow Avenue, 400' +/- E of c/l York Road

9th Election District - 4th Councilmanic

Legal Owner(s): Dennis L. Mathews and Mary Ann Mathews

HEARING: MONDAY, FEBRUARY 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 10 feet in ^{lieu} of the required 30 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Dennis and Mary Ann Mathews

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 30, 1995

Mr. and Mrs. Dennis L. Mathews
7 Willow Avenue
Towson, Maryland 21206

RE: Item No.: 232
Case No.: 95-237-A
Petitioner.: Mr. D. Mathews, et ux

Dear Mr. and Mrs. Mathews:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 1/17/95

DATE: 1/27/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 226
227
228
229
231
232 ✓
233
235

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 23, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, (232), 233,
234, and 236

The Developers Engineering Section has reviewed
the subject zoning item and we have (no) comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-18-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JULIE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: *\$ 232 (JCM)*

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 17, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 225, 226, 227, 229,
231, 232 AND 233.

RECEIVED
JAN 17 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERJALD
Fire Marshal Office PHONE 887-4281, MS-1107F

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 19, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 229, 232, 238, 239, and 243

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

RE: PETITION FOR VARIANCE
7 Willow Avenue, N/S Willow Ave, 400'+/-
E of c/l York Road, 9th Election Dist.,
4th Councilmanic

Dennis L. and Mary Ann Mathews
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-237-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Dennis L. and Mary Ann Mathews, 7 Willow Avenue, Towson, MD 21286, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

WICKRUM-ILM-1

CASE :

DONNIS MATHEWS
7 Willow Ave.

PLEASE PRINT CLEARLY
TOWSON MD. 21204

CITIZEN SIGN-IN SHEET

PROPOSENTS

NAME

ADDRESS

IN FAVOR OF

OR NO OPPOSITION

Send copy

- ① Wm Burlington 14 Linden 21204
Ten
- ② Wm MATHEWS 17 Linden 21204
Ten

① SEE ALSO ^{LARGE} ~~LIST~~ of surrounding
NEIGHBORS who have signed that
they have no objection or favor
the small addition for the enclosure
of Donnys Mathew's patio.

CITIZEN SIGN IN

Send copy

SUSAN GRAY 334 RIDGE AVE TOWSON MD
(PRESIDENT, TOWSON MANOR VILLAGE) 21286



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Send
copy } Dennis J. Matheas

7 Willow Ave. Towson, Md.
21286

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

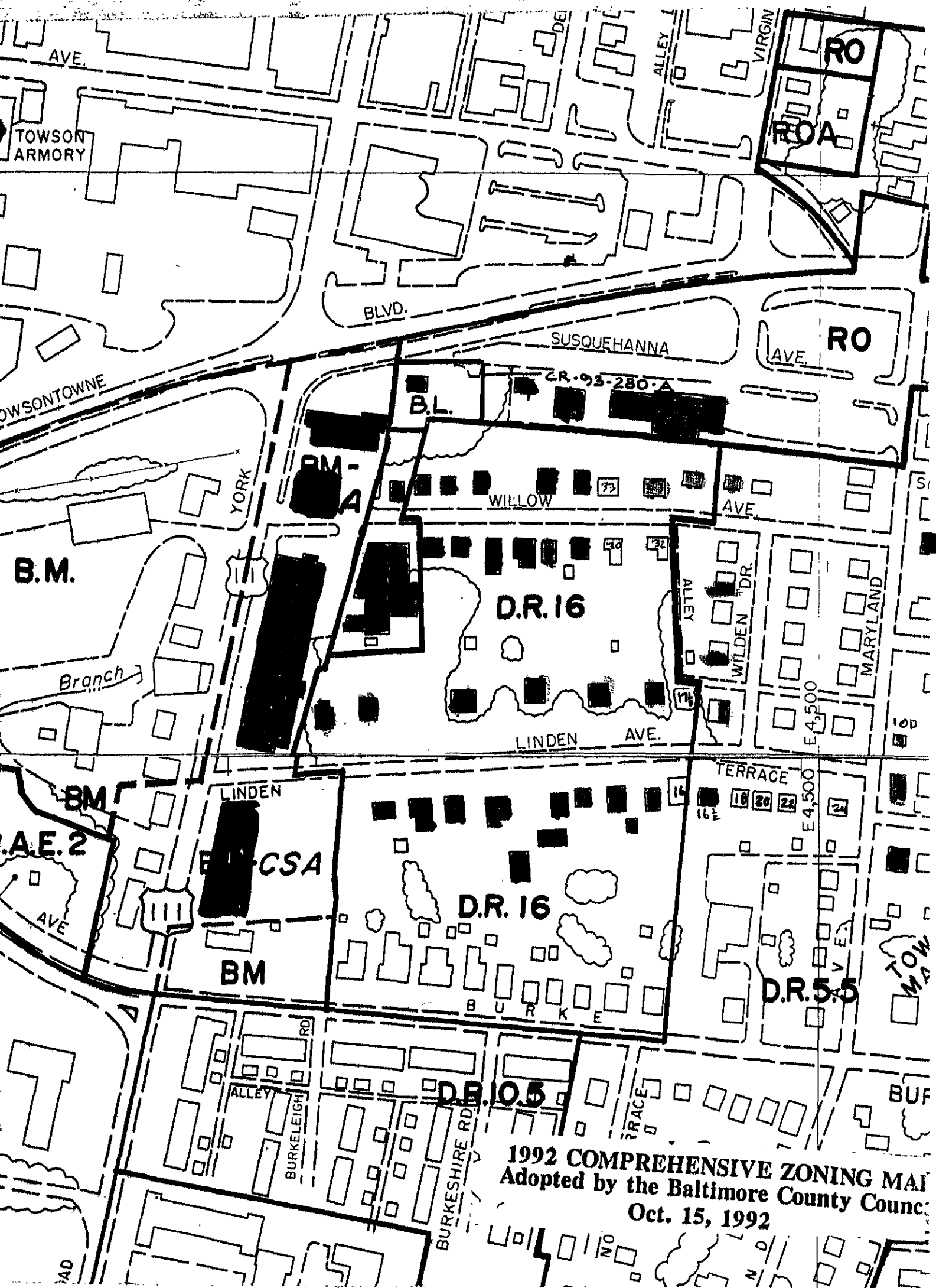
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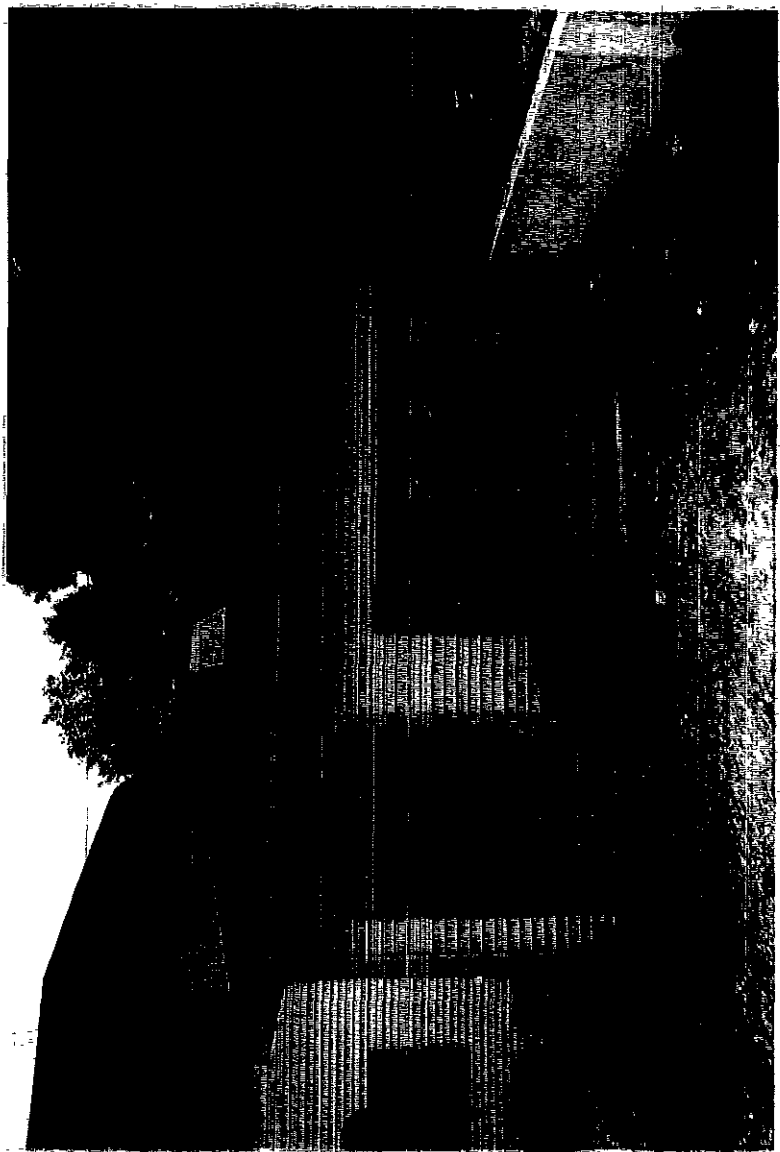
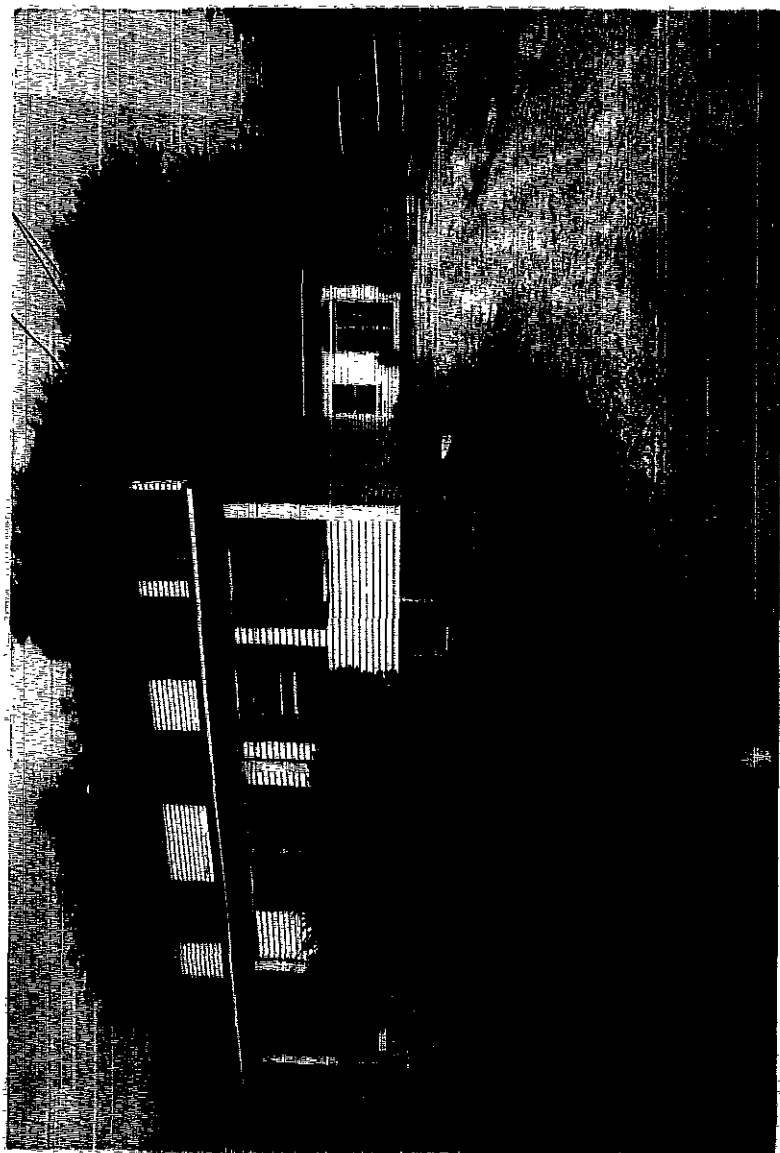
ADDRESS

Send
copy

Samuel Wright
W. QUINERT
MR & MRS. BE. PRITCHARD

217 Wilden Dr.
108 LINDEN Terr. 31286
201 WILDEN DRIVE





AFFIDAVIT

Rel 3A

This is to certify that I, R. L. Elliott, ^{own} ~~reside at~~ #
1-3 Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

R. L. Elliott
Roger Elliott

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 2nd day of February, 1996 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Shipp, personally appeared R. L. Elliott, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires 8/16/98



Dennis L. Edgewine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

MICROFILMED



AFFIDAVIT

This is to certify that I, CHARLES A. TRUE, reside at #
43 Willow Ave. in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Charles A. True

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the _____th day of _____, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
_____, personally appeared _____, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief

AS WITNESS, my hand and Notarial Seal.

NOTARY PUBLIC

My commission expires _____

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Robert M. Conway, reside at #
47 Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Robert M. Conway

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the ____th day of _____, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
_____, personally appeared _____, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

NOTARY PUBLIC

My commission expires _____

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, KEN KIRSCHBAUM, reside at #
37 WILLOW AVE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Kenneth J. Kirschbaum

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the ____th day of _____, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
_____, personally appeared _____, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

NOTARY PUBLIC

My commission expires _____

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Doris C. Scally, reside at #
35 Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Doris C. Scally

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the ____th day of _____, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
_____, personally appeared _____, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

NOTARY PUBLIC

My commission expires _____

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, KATHERINE ACKERMAN, reside at # 31
WILLOW AVE TOWSON 21286 in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Katherine Ackerman

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Katherine Ackerman, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Paul L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

This is to certify that I, Art Cammarota, reside at # 29
Willow Ave Towson MD 21286 in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

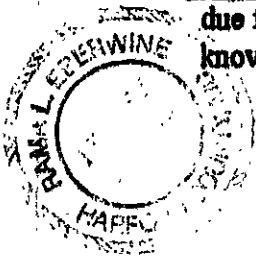
Sincerely,



STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Art Cammarota, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Daniel E. Eshwine
NOTARY PUBLIC

My commission expires 3/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, R. H. H. H. H. reside at #
28 Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Baltimore, personally appeared Robert Lake, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Amanda Kiangas, reside at #
26 Willow Avenue - 1st Floor in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Amanda Kiangas

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the ____th day of _____, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
_____, personally appeared _____, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

NOTARY PUBLIC

My commission expires _____

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

This is to certify that I, SHARLENE JENKINS, reside at # 24
Willow in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Sharlene Jenkins

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Stanley Jenkins, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires

8/16/98



Pamela L. Eberwine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

This is to certify that I, PETER FALKONSKI, reside at # 22
Willow Ave Towson 21286 in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Peter Falkowski

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Baltimore, personally appeared Peter Falkowski, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Dennis L. Eshwine
NOTARY PUBLIC

My commission expires 3/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Ken Gerst, reside at #
2016 Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

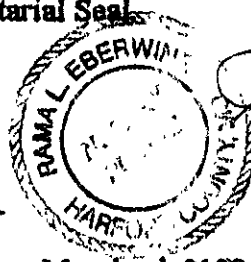
Ken Gerst

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Ken Gerst, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal

My commission expires 8/16/98



Rama L. Eberwine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Eileen Katsafanas reside at # 18
Willow Ave. in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

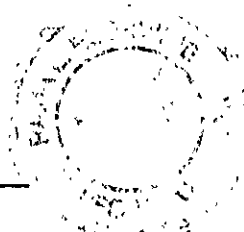
Eileen Katsafanas

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 2nd day of February, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Dorchester, personally appeared Eileen Katsafanas, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires 8/16/98



Doris L. Chesnoine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

This is to certify that I, George Brown, reside at #
16 E Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

George Brown

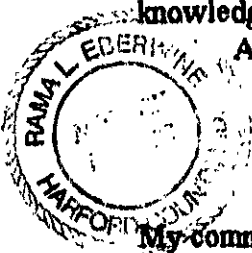
Sincerely,

George Brown
George Brown

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared George Brown, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



My commission expires

8/14/98

Rama L. Edgerwine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, LEO MANNING, reside at # #14 Willow & 23 Willow Ave in Towson and have no objection to #7 Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

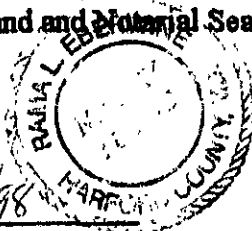
Sincerely,

Leo Manning

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of Baltimore, personally appeared Leo Manning, and make oath in due form of law that the matters and facts set forth in this Affidavit are true to the best of her knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



My commission expires 8/10/98

Maria L. Leber
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of same address.



AFFIDAVIT

This is to certify that I, Dennis Mathews, reside at # 7
Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

X Dennis Mathews
DENNIS MATHEWS

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 3rd day of February, 1998 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in (and for the County of
Shady, personally appeared Dennis Mathews, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Rama L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

This is to certify that I, MARIE Westfall, reside at # 5
W. LLOW AVE TOWSON MD 21286 in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Marie Westfall

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Marie Westfall, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.




Dennis L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Don Keating, reside at #
3 Willow Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Don Keating

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 2nd day of February, 1996 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Don Keating, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Russ L. Cherwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

Feb 3 B



This is to certify that I, ERMA BROOKS, reside at # 1
LINDEN TERR. in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.



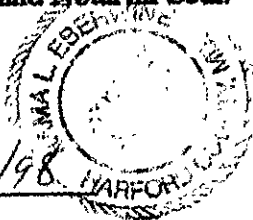
Sincerely,

Erma Brooks

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of December 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Erma Brooks, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief

AS WITNESS, my hand and Notarial Seal.



Emma L. Genuine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Don Finch, reside at # (Four)
4 LINCOLN TERRACE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

[Signature]
DON FINCH

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Don Finch, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC

My commission expires 3/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Melanie Stoker, reside at #
6 Linden Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

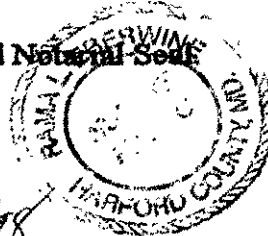
Sincerely,

Melanie Stoker

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Melanie Stoker, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief

AS WITNESS, my hand and Notarial Seal



Pamela L. Edelman
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Grace MATHEWS, reside at # 8
Linden TERRACE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Grace Mathews

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November 1994 before me, the
subscriber, a NOTARY PUBLIC of the State of Maryland, in and for the County of
Shelton, personally appeared Grace Mathews, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires

8/16/98



Thomas L. Eberwine
NOTARY PUBLIC

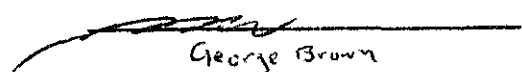
Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, George Brown, reside at # (nine)
9 LINDA TERRA in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,


George Brown

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Shelton, personally appeared George Brown, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.




NOTARY PUBLIC

My commission expires 11/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



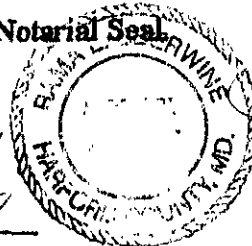
This is to certify that I, Lincoln, reside at #
10 Lincoln in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Michael Stanley, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



Anna L. Chervin
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, J. Brooke McGehee, reside at # 11 Linden Terrace
in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

J. Brooke McGehee

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Danford, personally appeared J. McGehee, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



Pamela L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Tom Perrella, reside at #
12 Linden Tree in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Thomas Perrella

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Baltimore, personally appeared Tom Perrella, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Thomas Perrella
NOTARY PUBLIC

My commission expires

8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Anne Martien, reside at #
12 Linden Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Anne Martien

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Dayside, personally appeared Anne Martien, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Dennis Mathews
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Tom Percece, reside at #
12 Linden Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

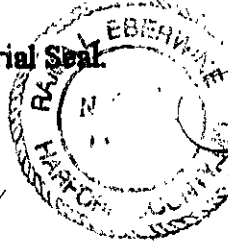
Sincerely,

Tom Percece

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Tom Percece, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



R. L. Eberhart
NOTARY PUBLIC

My commission expires

8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



12722

This is to certify that I, Wm M Turlington reside at # 14 Linden
Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Wm M Turlington
14 LINDEN TERRACE

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Baltimore, personally appeared William Turlington, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Dennis L. Levine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, STEVE MADDOX, reside at #
14 1/2 LINDELL TERR in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Steve Maddox, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal

My commission expires 8/16/98



Pamela L. Eberwine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, DAVID LEWIS, reside at #
14 LINDEN TERR, #3 in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

David Lewis

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Baltimore, personally appeared David Lewis, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires

8/16/98



James L. Eberhart
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, Heather S. Lewis, reside at # 15
Willow Avenue in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

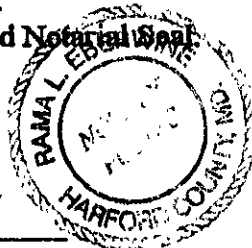
Sincerely,

Heather S. Lewis

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Chesapeake, personally appeared Heather Lewis, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



Pamela E. Egan
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Charles N. Cope Jr., reside at #
16 1/2 LINDEN TERRACE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Charles N. Cope Jr.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Charles N. Cope, Jr., and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Dennis L. Gennaro
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, William Mathews, reside at #
17 Linden Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

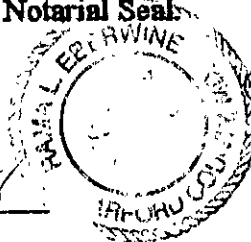
William Mathews

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared William Mathews, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief

AS WITNESS, my hand and Notarial Seal

My commission expires 8/16/98



Dennis L. Eberwine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Patricia A. White, reside at #
21 Linden Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Patricia A. White

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 12 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Shippard, personally appeared Patricia A. White, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Barbara L. Chervine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, RAYMOND MUNK, reside at #
101 LINDER TERRACE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Raymond Munk

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Raymond Munk, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Pamela L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

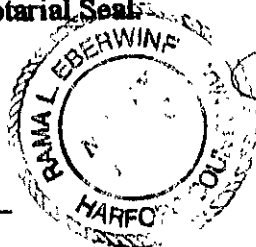
This is to certify that I, Frank L. Mc Coy, Jr. reside at #
161 Linden Terr in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Frank L. Mc Coy, Jr., and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief

AS WITNESS, my hand and Notarial Seal:



Pamela L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Joseph O'Brien, reside at #
102 Linden Terrace in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Joseph O'Brien

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Joseph O'Brien, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Maria L. Eberwine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT

Ref 30



This is to certify that I, DAVID NEUMAN, reside at #
14 E. SUSPOETHANNA AVE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

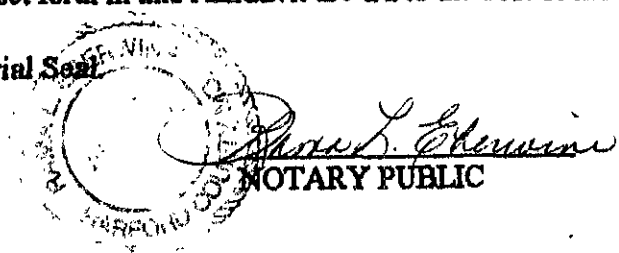
Sincerely,

David W. Neuman

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Shyrd, personally appeared David Neuman, and make oath in
due form of law that the matters and facts set forth in this Affidavit are tru to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



My commission expires

8/10/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

MICROFILMED

AFFIDAVIT



This is to certify that I, Richard Truelove, ^{work - Richard Truelove} ^{P.E., Inc.} reside at # 28 E. SUSQUEHANNA AVE. in Towson and have no objection to #7 Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Richard J. Truelove
Richard Truelove

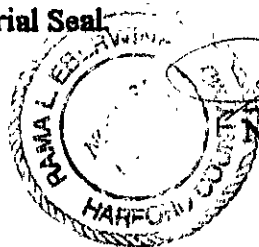
STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November 1994 before me, the subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of Harford, personally appeared Richard Truelove, and make oath in due form of law that the matters and facts set forth in this Affidavit are true to the best of her knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires

8/16/98



Anna L. Chennin
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of same address.

AFFIDAVIT

This is to certify that I, Tom Palumbo, reside at # 30
E Susquehanna Ave in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

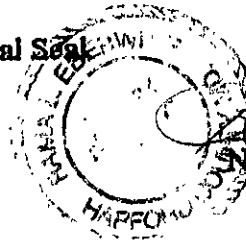
Sincerely,

[Signature]

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Tom Palumbo, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



Dana L. Chervine
NOTARY PUBLIC

My commission expires 3/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

CALVERT
MFD CO

AFFIDAVIT



This is to certify that I, JOHN E. BLEACH, reside at #
201 1/2 MARYLAND AVE. in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

John E. Bleach

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Baltimore, personally appeared John E. Bleach, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Paul E. Eshwine
NOTARY PUBLIC

My commission expires 3/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, GEORGE NICHOLS, reside at #
40 YOCK RD in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

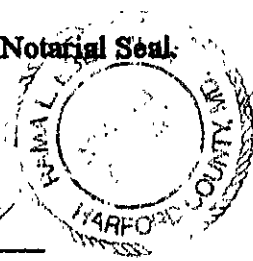
Sincerely,

George Nichols

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
District, personally appeared George Nichols, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.



Thomas L. Edgewine
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.



AFFIDAVIT

This is to certify that I, B. G. Edmondson, reside at # 100 YORK
TOWSON, MD. 21204 in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

B. G. Edmondson

B. G. EDMONDSON
EXTERNAL AFFAIRS DIRECTOR

BELL ATLANTIC, TOWSON, 100 YORK RD

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness: B. G. Edmondson

I hereby certify that on the 2 nd day of February, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland/in and for the County of
Harford, personally appeared B. G. Edmondson, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief

AS WITNESS, my hand and Notarial Seal.

Dennis L. Edmondson
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, SCOTT CARK, reside at # 200
YORK RD in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

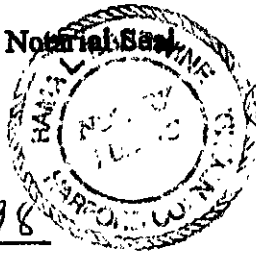
KFC

Sincerely,

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Bayard, personally appeared Scott Cark, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal



Dennis L. Cherwin
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Joan Ottenwiler, ^{Willow Lighting} reside at #
208 York Rd in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

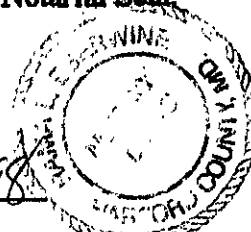
Joan Ottenwiler
Joan Ottenwiler

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Dorchester, personally appeared Joan Ottenwiler, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal

My commission expires 8/16/98



Dorothy L. Ehrenwein
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, B. J. Mathews, reside at #
200 WILLOW DRIVE in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

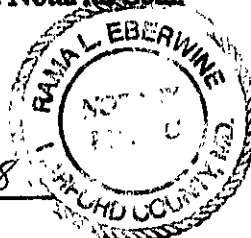
B. J. Mathews

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 25 th day of November, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared B. J. Mathews, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires 8/16/98



Ramal Eberwine
NOTARY PUBLIC

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

AFFIDAVIT



This is to certify that I, Diane Wysocki, reside at #208
Wildon Drive in Towson and have no objection to #7
Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Diane Wysocki

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:

I hereby certify that on the 31 th day of December, 1994 before me, the
subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of
Harford, personally appeared Diane Wysocki, and make oath in
due form of law that the matters and facts set forth in this Affidavit are true to the best of her
knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

Diane L. Eberwein
NOTARY PUBLIC

My commission expires 8/16/98

Re: Property at #7 Willow Ave., Towson, Maryland. 21286 owned by Dennis Mathews of
same address.

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BURCHARD-HORN, INC. BALTIMORE, MD. 21210

O-NE N-NW
S-SE R-SW

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

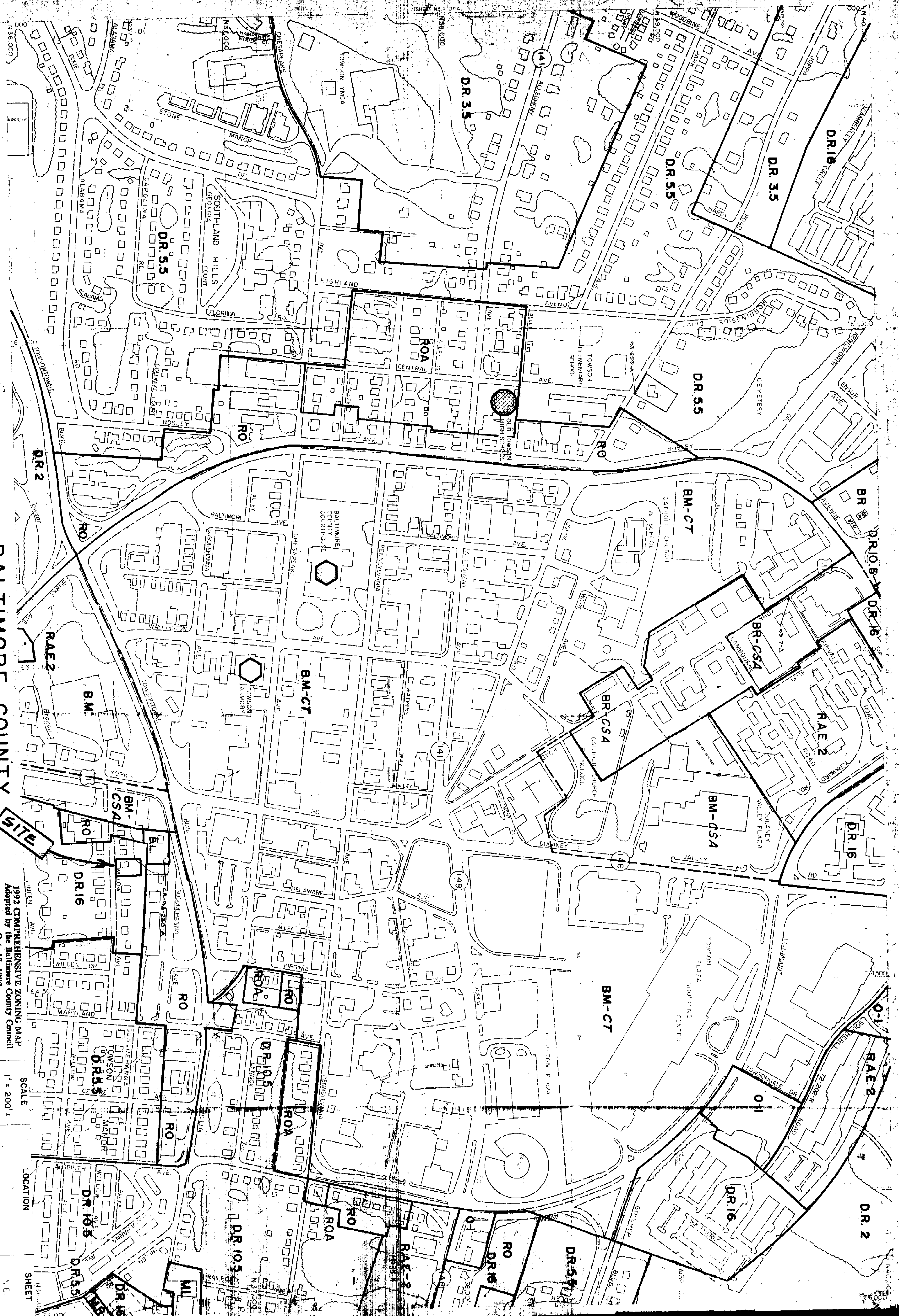
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
No. 88-92-84-85-86-87-88-89-90-91-92

DATE
JANUARY
1986

PHOTOGRAPHY
JANUARY
1986

APPROVED

10-A



95-237-A

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Willow Avenue, 400 ft. +/- ZONING COMMISSIONER
E of c/l York Road *
7 Willow Avenue *
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
Dennis L. Mathews, et ux * Case No. 95-237-A
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 7 Willow Avenue in the east Towson section of Baltimore County. The Petition is filed by Dennis L. Mathews and Mary Ann Mathews, his wife, property owners. Variance relief is requested from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 10 ft. in lieu of the required 30 ft., for an addition. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was the property owner/Petitioner, Dennis L. Mathews. Several individuals who reside in the surrounding locale appeared in support of the Petition, including William Mathews, the Petitioner's brother, and William Turlington. Samuel Lesight, Joseph Quingert and Mrs. and Mrs. B.F. Pritchard appeared in opposition.

Testimony and evidence presented was that the subject property is approximately .199 acres in area and is zoned D.R.16. The property is located adjacent to Willow Avenue in east Towson, not far from the intersection of Towsontown Boulevard and York Road. The property is presently improved with a two story frame dwelling and detached garage to the rear.

Mr. Mathews indicated that he has owned the property since 1976. Mr. Mathews further testified that the existing frame dwelling is divided into two apartment units. He resides with his wife and family in one of the units and rents the other unit. He also owns a lot next door which is vacant. When paired with the subject property, the total area of both lots is .32 acres.

Mr. Mathews proposes constructing an addition to the dwelling. The addition is depicted on the site plan and on several of the photographs submitted of the property. Mr. Mathews admitted that he had improperly begun construction of the addition without obtaining the necessary permits and requisite variance relief. He explained that the reason for his moving forward in such a fashion was a medical emergency for an elderly grandmother. The testimony was that the additional room will be utilized by this grandmother. Apparently, she is quite elderly and not capable of living alone.

When the addition is finished, it will connect the existing two story frame dwelling to the block garage. Under the BCZR, a detached garage building must maintain a setback of at least 2-1/2 ft. from the rear property line. Thus, the existing garage is located sufficient distance from the rear property line. However, when the garage is attached by way of the addition, same becomes part of the dwelling and is considered differently under the BCZR. In such an instance, an attached garage must be 30 ft. from the rear property line. In that the garage is situated 10 ft. from the line, the requested variance is necessary.

This factor is significant as same relates to whether a grant of the variance will be detrimental to the surrounding neighborhood. Other than the addition, there will be no new construction and the garage will remain where it is presently situated. Indeed, the Petitioner could construct

the addition and leave a minimal distance between the addition and the garage. In such an event, the property would not appear different than what is proposed from surrounding properties.

The Petitioner must also demonstrate that a practical difficulty or unreasonable hardship would exist if the variance was denied. This requirement is set forth in Section 307 of the BCZR and governs all requests for variance. In this respect, the Petitioner cited the existing location of the garage and the architectural design of the addition as factors in support of his request. Placing the addition on another portion of the house is not feasible. Moreover, as noted above, the garage has been in this location for many years.

The Protestants who appeared in opposition are not so much opposed to the instant request as they are distrustful of Mr. Mathews. Apparently, his family owns other property within the community and there have been disputes the neighbors and the Mathews family for some time. The Protestants fear that Mr. Mathews will utilize the garage and the addition for non-residential purposes. This is, indeed, a valid concern but does not relate directly to the setback issue.

The Baltimore County Code empowers the Zoning Commissioner to attach reasonable restrictions and limitations on the grant of any variance. In this case, I am persuaded that the Petition for Variance should be granted. However, I will condition the relief requested. Specifically, I will provide that the garage cannot be converted to residential use nor can same be used to support any commercial activities. Additionally, the existing dwelling shall be limited in use to two apartments. That is, the addition cannot be utilized as a separate apartment, but must remain part and parcel of the main dwelling. These restrictions seem appropriate and well founded in view of the neighbors concerns.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of March, 1995 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 10 ft. in lieu of the required 30 ft. for an addition, be and is hereby GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The existing garage cannot be utilized for any residential purposes, or converted to a dwelling or used for commercial purposes. The existing dwelling and addition is limited to two apartments only.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 8, 1995

Mr. and Mrs. Dennis L. Mathews
7 Willow Avenue
Towson, Maryland 21206

RE: Case No. 95-237-A
Petition for Variance
Location: 7 Willow Avenue

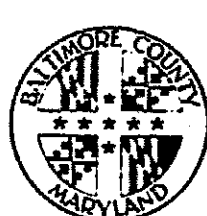
Dear Mr. and Mrs. Mathews:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mnn
att.
cc: Mr. Samuel Lesight
Mr. J.J. Quingert
Mr. and Mrs. B.F. Pritchard
Mr. William Turlington
Mr. William Mathews
Ms. Susan Gray, President, Towson Manor Village



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 Willow Ave
which is presently zoned DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1, BCZR, TO PERMIT A REAR YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) EXISTING garage is 10' from rear property line. 20' set back required.
- 2) Excessed patio needed for elderly mother - wheelchair accessible.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Current Purchaser/Leasee
Type or Print Name
Signature
Address
City
State
Zip
Signature
Address
City
State
Zip

Legal Owner(s)
Dennis L. Mathews
Signature
Mary Ann Mathews
Signature
Margaret Mathews
Signature
7 Willow Ave
Towson MD
City
State
Zip
Name
Address
City
State
Zip

ESTIMATED LENGTH OF HEARING
the following date
RECEIVED BY
DATE

ZONING DESCRIPTION
FOR
7 WILLOW AVENUE, TOWSON, MD.

December 29, 1994

- Beginning For the same on the north side of Willow Avenue, 40 feet wide, said point being 330 ft. easterly from the east side of York Road, thence running the four following courses and distances viz
- 1) north 6 degrees 25 minutes east 113.51 feet
 - 2) south 86 degrees 20 minutes 18 seconds east 75.71 feet,
 - 3) south 4 degrees 45 minutes west 114.90 feet
 - 4) north 85 degrees 15 minutes west 79 feet to the place of beginning, containing 8648 sq.ft. or 0.199 acres of land, more or less.

This description has been compiled from deeds and records and is NOT an actual BOUNDARY SURVEY.

the improvements thereon being known as No. 7 Willow Avenue, Towson, Md. and is located in the ninth Election District, and the fourth Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Variance
Petitioner: Dennis L. Mathews
Location of property: 7 Willow Ave, 4th
Location of Sign: 7 Willow Ave, 4th
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 4/24/95
Date of return: 4/25/95

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 20, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 17, 1995.

THE JEFFERSONIAN,

A. Henrichson
LESLIE AB. - TOWSON



Baltimore County Government
Office of Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: REC-16150

Number: JCM

Date: 1-4-95

Dennis Mathews 7 Willow Ave.

VAR. (010) 30.00
Posting (060) 35.00
85.00

DISBURSED BY: 100.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 232

Petitioner: Dennis Mathews

Location: 7 Willow Ave. Towson, Md. 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

ADDRESS:

PHONE NUMBER: 825-6813

AJ:ggg

(Revised 04/09/93)

TO: POTOMAC PUBLISHING COMPANY
January 19, 1995 Issue - Jeffersonian

Please forward billing to:

Dennis Mathews
7 Willow Avenue
Towson, Maryland 21204
825-6813

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-237-A (Item 232)

7 Willow Avenue

N/S Willow Avenue, 400' +/- E of c/l York Road

9th Election District - 4th Councilmanic

Legal Owner(s): Dennis L. Mathews and Mary Ann Mathews

HEARING: MONDAY, FEBRUARY 6, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet.

LAURENCE E. SCHULTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204
JANUARY 10, 1995

(410) 887-3353

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Arnold Jablon
Arnold Jablon
Director

cc: Dennis and Mary Ann Mathews

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 30, 1995

Mr. and Mrs. Dennis L. Mathews
7 Willow Avenue
Towson, Maryland 21206

RE: Item No.: 232
Case No.: 95-237-A
Petitioner.: Mr. D. Mathews, et ux

Dear Mr. and Mrs. Mathews:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 1/29/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 1/17/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 226
227
228
229
231
232
233
235

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 23, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234, and 236

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JULIE WATSON

Re: Baltimore County
Item No: 95-232 (JCM)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/16/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF JAN. 17, 1995

Item No.: SEE BELOW Zoning Agenda:

Consent:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

9. The Planning Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 223, 224, 227, 229,
231, 232 AND 233.

RECEIVED
JAN 17 1995
ZADM

REVIEWER: LT. ROBERT P. BAUERHOLD
Fire Marshal Office, PHONE 887-4851, MS-1106F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 19, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 229, 232, 238, 239, and 243

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol Keller

PK/JL

ITEM229/PZONE/TXTJWL

RE: PETITION FOR VARIANCE
7 Willow Avenue, N/S Willow Ave, 400' +/-
E of c/j York Road, 9th Election Dist.,
4th Councilmanic

Dennis L. and Mary Ann Mathews
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-237-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-
captioned matter. Notice should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 411, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of January, 1995, a copy
of the foregoing Entry of Appearance was mailed to Dennis L. and Mary
Ann Mathews, 7 Willow Avenue, Towson, MD 21286, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

CASE: Dennis Mathews
7 Willow Ave.
Towson MD 21204

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

PROPOSANTS
NAME ADDRESS
IN FAVOR OF
OR NO OPPOSITION

Wm. Tinsington 14 Linden 21204
Wm. Mathews 17 Linden 21204

SEE ALSO LARGE LIST of surrounding
neighbors who have signed that
they have no objection or favor
the small addition for the enclosure
of Dennis Mathews's patio.

CITIZEN SIGN IN

SUSAN GRAY 334 RIDGE AVE TOWSON MD 21286
(PRESIDENT, TOWSON MANOR VILLAGE)

PLEASE PRINT CLEARLY

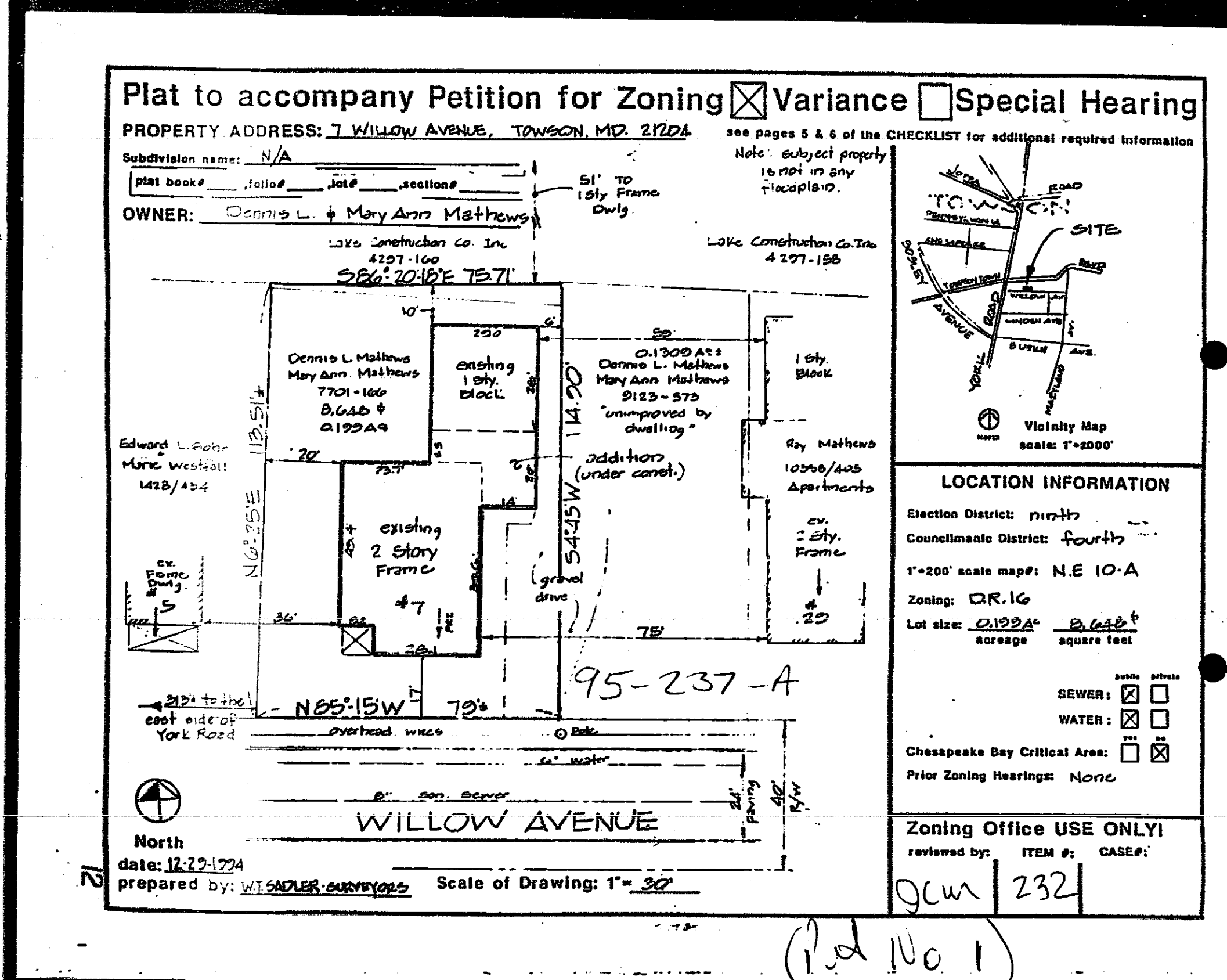
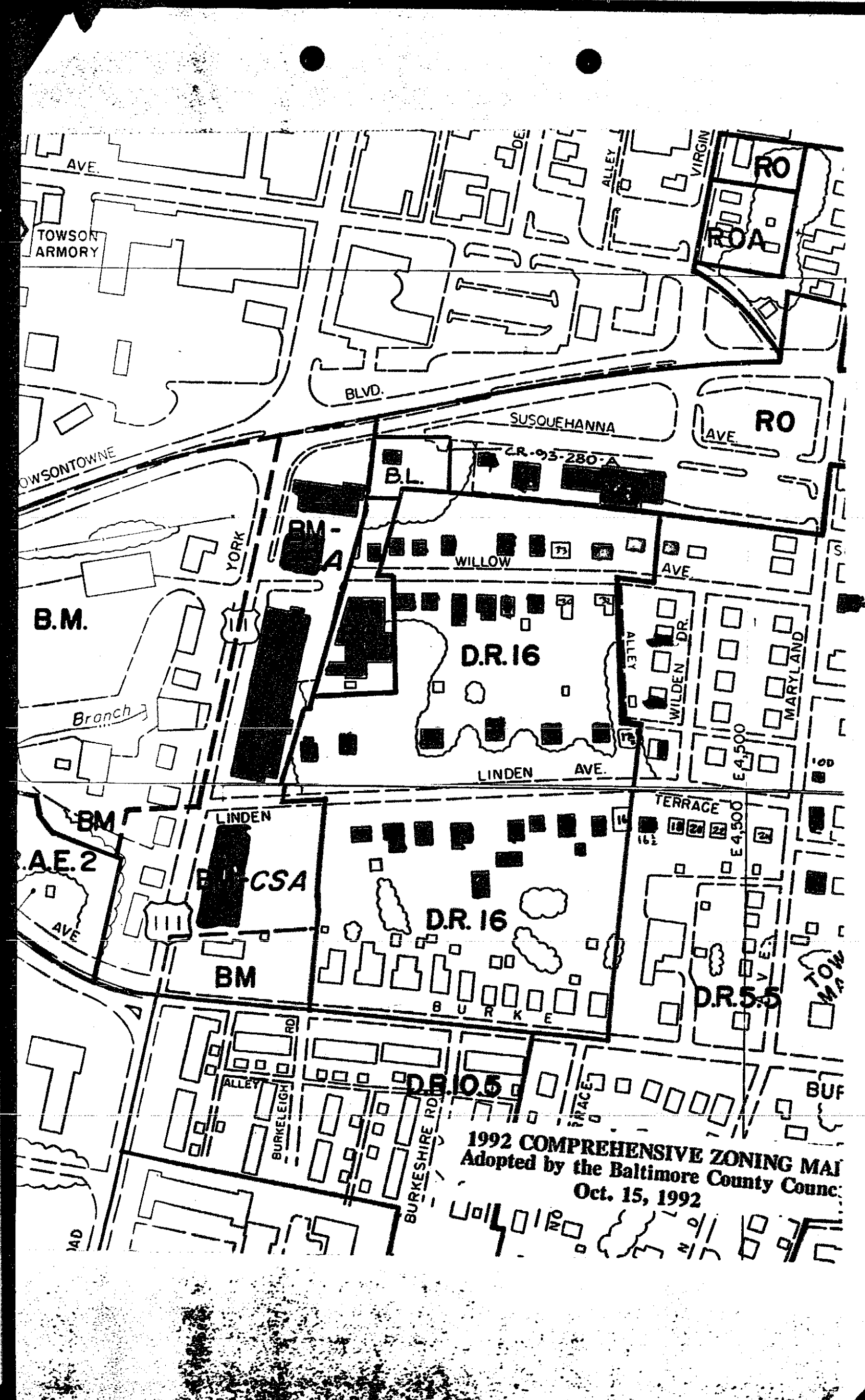
PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Dennis Mathews 7 Willow Ave. Towson, MD 21286

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS
H. G. WINGERT 212 Golden Rd
Wm. B. PRITCHARD 108 LINDEN TERR 21286
261 WILDER DRIVE





AFFIDAVIT

This is to certify that I, Shirley H. Mathews, reside at # 7 Willow Avenue or to the enclosure of its east side patio by my neighbor, Dennis Mathews.

Sincerely,

Shirley H. Mathews
NOTARY PUBLIC

STATE OF MARYLAND, COUNTY OF BALTIMORE, to witness:
I hereby certify that on the 25 day of November, 1994 before me, the subscriber, a NOTARY PUBLIC of the State Of Maryland, in and for the County of Towson, personally appeared Shirley H. Mathews, and make oath in due form of law that the matters and facts set forth in this Affidavit are true to the best of her knowledge, information and belief.

AS WITNESS, my hand and Notarial Seal.

My commission expires 7/10/98

Re: Property at #7 Willow Ave., Towson, Maryland, 21286 owned by Dennis Mathews of same address.



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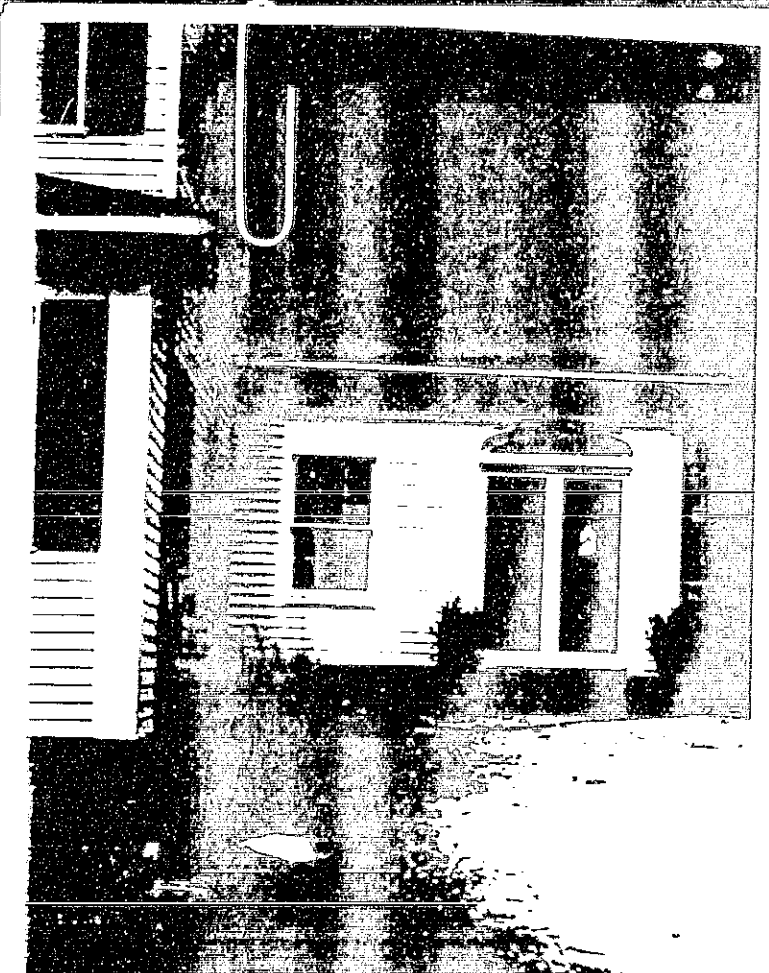
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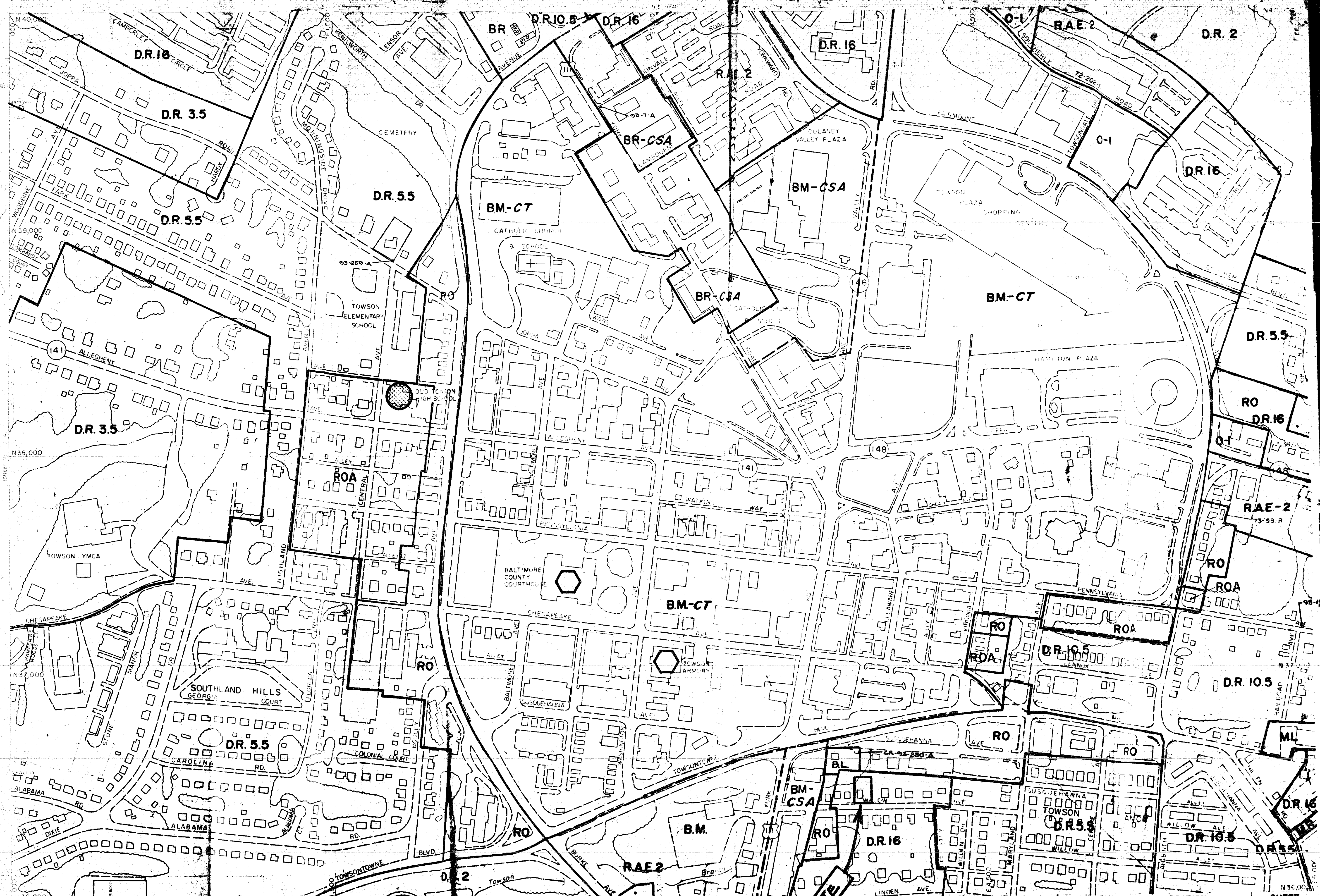
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O-NE N-NW
S-SE R-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHOD
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. Howard
Chairman, County Council

SCALE
1" = 200'

DATE
OF PHOTOGRAPH
JANUARY
1986

LOCATION
TOWSON

SHEET
N.E.
10-A

95-237-A

232